



**PLANNING
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JUL 20 2018

**PLANNING BOARD
GRAFTON, MA**

MEMORANDUM

TO: Planning Board

FROM: Joseph Laydon, Town Planner 

DATE: July 19, 2018

SUBJECT: Town Planner Comments – Grafton DPW Facility

EXHIBIT 10

Staff in the Planning Department has been working with DPW Staff and their consultants, Jeff Walsh with Graves Engineering, and staff from other department during the development of the Application packet for the new DPW Facility at 48 Old Westboro Road. These discussions, which have occurred over the last year and most recently as a June 6th pre-application submission meeting.

From Staff's perspectives, the application that was submitted addressed previous comments raised and discussed in meetings with the DPW team, the Conservation Administrator, and Graves Engineering. Upon my receipt and review of the application, the following are my comments on my review of the application.

1. Tree Clearing: Proposed tree line, limit of clearing is not identified on the plans.
2. Light Details: Applicant should provide details and specification of lighting fixtures. Site Lighting Plan E-1.01 identified the fixtures, however the specifications were not provided, and the poles and mounting height were not identified.
3. Reuse of Stone walls: There are sections of stonewalls that will be disturbed during site activities, is there an opportunity to reuse some of the stone walls on the site?
4. Signs: Plan includes typical directional signage. Plan should include details of these signs.
5. Visitor Parking: Plan should identify where visitor parking is located. Parking is beyond "Employees Only" sign meaning public may park in the recycling spaces.
6. Handicap for Visitors: Is parking for handicapped persons available to the general public?
7. Rain Gardens 1 & 2: The rain gardens are design as more traditional detention basins. Rain Gardens are typically thought of as low impact development tools where multiple vegetation types are used to mitigate pollutants and run-off.
8. Rain Garden 3: The landscape plan does not include a legend for the ground cover type. The operation and maintenance plan indicates the area may be mulched. Furthermore, the plan calls for two (2) river birch and four (4) yew shrubs. This design is not what I am familiar with for a rain garden. The EPA describes rain gardens as follows:

"Rain gardens are versatile features that can be installed in almost any unpaved space. Also known as bioretention, or bioinfiltration, cells, they are shallow, vegetated basins that collect and absorb runoff from rooftops, sidewalks, and streets. This practice mimics natural hydrology by infiltrating and evaporating and transpiring—or

"evapotranspiring"—stormwater runoff." (source: epa.gov/green-infrastructure/what-green-infrastructure#raingardens)

The Town of Grafton implemented rain gardens in the design of Mill Villages Park. Rain Gardens typically have a mixture of vegetation (trees, scrubs, perennial plants) that work to facilitate stormwater treatment. The design for Rain Garden 3 should be revised to meet LID standards which would also enable DPW Staff to learn to manage and maintain rain gardens as a stormwater management tool.

Planning Department Staff may be able to assist DPW and their engineer to identify possible grant sources for installation of LID elements on the site.

Thank you.